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UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 8

999 18TH STREET- SUITE 300

DENVER, CO 80202-2466

Phone 800-227-8917

<http://www.epa.gov/region08>

Ref: 8EPR-SR

June 1, 2006

PTARMIGAN ISLAND LLC
4160 ADAMS ST
DENVER, CO 80216

RE: 4160 ADAMS ST

Dear Owner,

As part of the VB/I-70 Superfund Site investigation, we recently took soil samples at your property to find out if there is too much lead or arsenic in your yard. ***The results show that your property does not require a cleanup.*** The levels of both lead and arsenic are below our cleanup levels. The soil sampling results for your property are as follows:

ADDRESS: 4160 ADAMS ST**EPA Cleanup Levels****Lead**

53 parts per million (ppm)

above 400 ppm

Arsenic

9 ppm

above 70 ppm

This means that your property is not considered by EPA to be part of the VB/I-70 Superfund Site. EPA does not believe that further measures are necessary. You and your family are not at significant risk from arsenic through ordinary contact with soil in your yard while playing, working, gardening, etc. Please note that there may be small areas in your yard, particularly near your house, that may have higher levels of lead due to peeling, external lead-based paint. EPA encourages all owners of older properties to take reasonable precautions regarding lead-based paint.

For further information, please feel free to contact EPA Community Involvement Coordinators Jennifer Chergo at (303) 312-6601 or Patricia Courtney at (303) 312-6631.

Sincerely,

Victor Ketellapper
Remedial Project Manager
The Environmental Protection Agency, Region 8

1984

Evergreen Analytical, Inc.

4036 Youngfield Street, Wheat Ridge, Colorado 80033-3862
(303) 425-6021

Client Sample ID: VB-4160-AD-01

Lab Work Order: 06-3062

Client Project ID: 213001.01

Lab Sample ID: 06-3062-04

Date Collected: 5/12/06

Sample Matrix: Soil

Date Received: 5/12/06

TOTAL METALS

Method: SW6020

Prep Method: SW3050

Date Prepared: 5/22/06

Lab File ID: 060524A.B\100SMPL.D

Dilution Factor: 1

Date Analyzed: 5/24/06

Method Blank: MB-9971

Lab Fraction ID: 06-3062-04A

Analytes	CAS Number	Result	LQL	Units
Arsenic	7440-38-2	5.2	0.39	mg/Kg
Lead	7439-92-1	48	0.26	mg/Kg

MB
Analyst

Celt
Approved

Qualifiers: B - Analyte detected in the associated Method Blank, value not subtracted from result
E - Extrapolated value. Value exceeds calibration range
H - Sample analysis exceeded analytical holding time
J - Indicates an estimated value when the compound is detected, but is below the LQL
S - Spike Recovery outside accepted limits
U - Compound analyzed for but not detected
X - See case narrative
* - Value exceeded the Maximum Contamination Level (MCL), TCLP limit, or if compound is undetected, LQL exceeds MCL.

Definitions: NA - Not Applicable
LQL - Lower Quantitation Limit
Surr - Surrogate

Print Date: 5/25/06

12

Evergreen Analytical, Inc.
4036 Youngfield Street, Wheat Ridge, Colorado 80033-3862
(303) 425-6021

Client Sample ID: VB-4160-AD-02
Client Project ID: 213001.01
Date Collected: 5/12/06
Date Received: 5/12/06

Lab Work Order: 06-3062
Lab Sample ID: 06-3062-05
Sample Matrix: Soil

TOTAL METALS

Method: SW6020

Prep Method: SW3050

Date Prepared: 5/22/06
Date Analyzed: 5/24/06

Lab File ID: 060524A.B\101SMPL.D
Method Blank: MB-9971

Dilution Factor: 1
Lab Fraction ID: 06-3062-05A

Analytes	CAS Number	Result	LQL	Units
Arsenic	7440-38-2	9.4	0.40	mg/Kg
Lead	7439-92-1	54	0.27	mg/Kg

MB

Analyst

C. H. H.

Approved

Qualifiers: B - Analyte detected in the associated Method Blank, value not subtracted from result
E - Extrapolated value. Value exceeds calibration range
H - Sample analysis exceeded analytical holding time
J - Indicates an estimated value when the compound is detected, but is below the LQL
S - Spike Recovery outside accepted limits
U - Compound analyzed for but not detected
X - See case narrative
* - Value exceeded the Maximum Contamination Level (MCL), TCLP limit, or if compound is undetected, LQL exceeds MCL.

Definitions: NA - Not Applicable
LQL - Lower Quantitation Limit
Surr - Surrogate

Print Date: 5/25/06

Evergreen Analytical, Inc.
4036 Youngfield Street, Wheat Ridge, Colorado 80033-3862
(303) 425-6021

Client Sample ID: VB-4160-AD-03
Client Project ID: 213001.01
Date Collected: 5/12/06
Date Received: 5/12/06

Lab Work Order: 06-3062
Lab Sample ID: 06-3062-06
Sample Matrix: Soil

TOTAL METALS

Method: SW6020

Prep Method: SW3050

Date Prepared: 5/22/06
Date Analyzed: 5/24/06

Lab File ID: 060524A.B\102SMPL.D
Method Blank: MB-9971

Dilution Factor: 1
Lab Fraction ID: 06-3062-06A

Analytes	CAS Number	Result	LQL	Units
Arsenic	7440-38-2	6.1	0.39	mg/Kg
Lead	7439-92-1	56	0.26	mg/Kg

MB

Analyst

12/16

Approved

Qualifiers: B - Analyte detected in the associated Method Blank, value not subtracted from result
E - Extrapolated value. Value exceeds calibration range
H - Sample analysis exceeded analytical holding time
J - Indicates an estimated value when the compound is detected, but is below the LQL
S - Spike Recovery outside accepted limits
U - Compound analyzed for but not detected
X - See case narrative
* - Value exceeded the Maximum Contamination Level (MCL), TCLP limit, or if compound is undetected, LQL exceeds MCL.

Definitions: NA - Not Applicable
LQL - Lower Quantitation Limit
Surr - Surrogate

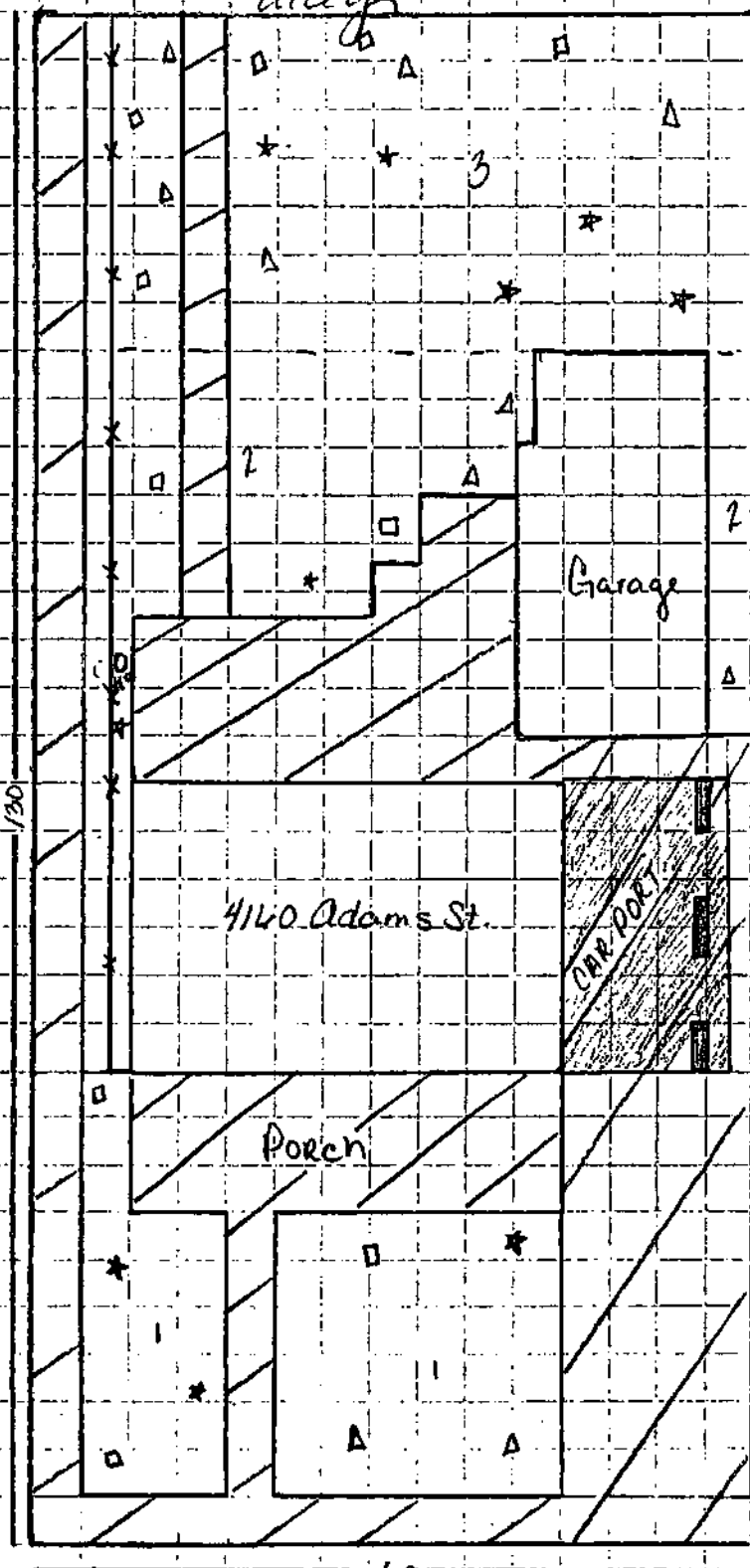
Print Date: 5/25/06

4160 Adams Street

4

N

East 42nd Avenue



Sections	# of Grids	Sample Points
01	57	8
02	45	7
03	98	15
$200/30 = 6.66$		

VB-4160-AD-01 \square Green 1522

VB-4160-AD-02 Δ Yellow 1520

VB-4160-AD-03 \star Red 1525

1984

5-12-06

MR/MV



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 8

Victor Ketellapper

Phone 800-227-8917

<http://www.epa.gov/region08>

CONSENT FOR ACCESS TO PROPERTY

Name: Panamigam Island LLC

Location of Property: 4160 Adams St, Denver 80216
Property ID: 1984

I consent to officers, employees, and authorized representatives of the United States Environmental Protection Agency (EPA) entering and having continued access to the above referenced property for the purpose of taking samples of soil on the Site.

I realize that these actions are undertaken pursuant to EPA's response and enforcement responsibilities under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or Superfund), 42 U.S.C. § 9601 *et seq.*

THOMAS P. HERZAT
Printed Name

772 620 2577
Phone Number

[Signature]
Signature

5/10/08
Date